



**History.  
Connectivity.  
Innovation.**

**OCH**  
**Old City Hall Tacoma**

**625 COMMERCE STREET, TACOMA, WA**  
**Restaurants · Retail · Office**

For leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

John Bauder, CCIM

253.238.0044

253.238.0043

[teamlairdbauder@lee-associates.com](mailto:teamlairdbauder@lee-associates.com)



# Old City Hall Tacoma

NOW LEASING

PHASE 1

NOW  
LEASING

## Complete Historic Renovation in 2025

Iconic building and spaces with sweeping views and timeless architecture. Available spaces include:

» **Restaurants/Food Vendor**

700 - 1,400 RSF, accommodating up to 3 unique dining concepts

» **Retail**

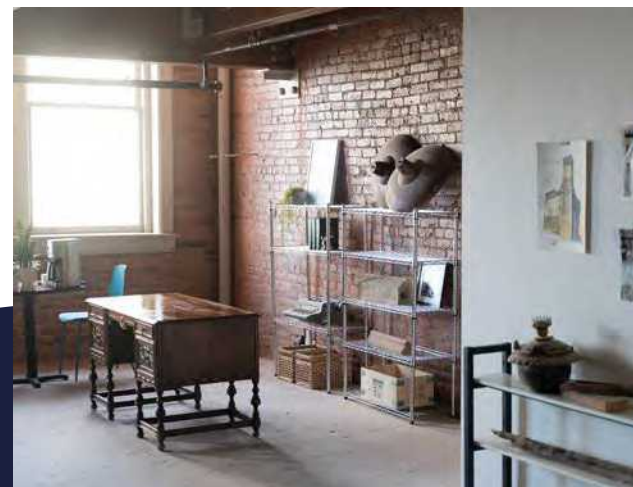
540 - 2,000 RSF, with an additional street-level cafe or vendor opportunity to capture building and light rail customers

» **Offices**

Flexible layouts from 150 - 9,532 RSF to fit the needs of innovative and growing businesses

» **Amenities include:**

Natural lighting flooding from 8' windows  
Elevator lobbies featuring 16' ceilings  
Immediate light rail access at Old City Hall stop  
Coffee/food vendor space off Commerce St  
Reimbursed ORCA Business Passport costs  
(conditions apply)



**Lease rates starting at \$30/SF/yr**

**Modified Full Service**

For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

253.238.0044

teamlairdbaude@lee-associates.com

John Bauder, CCIM

253.238.0043



@oldcityhalltacoma

info@oldcityhall.com

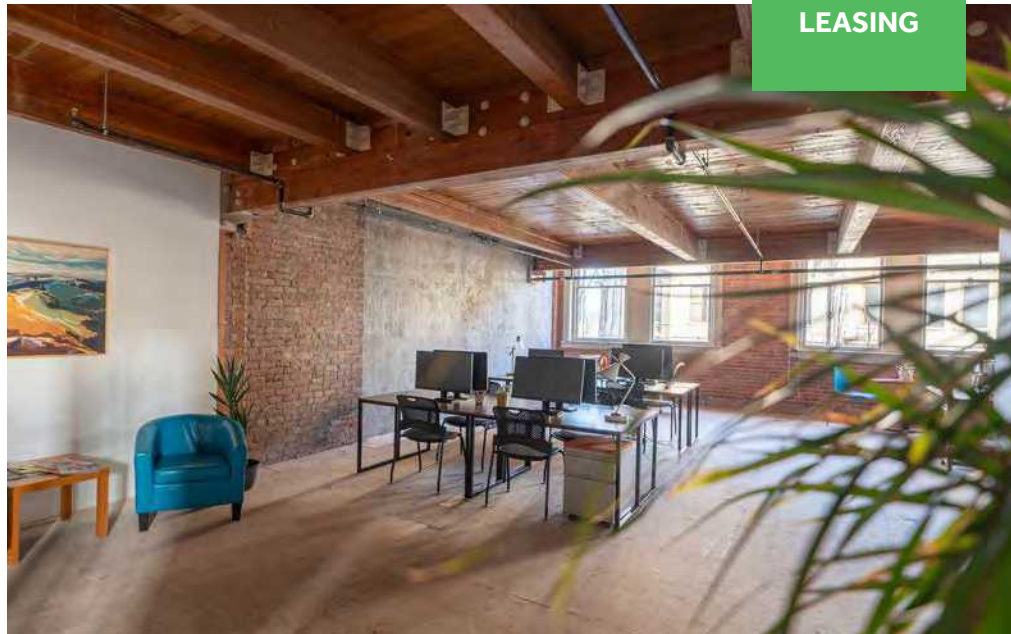


# Old City Hall Tacoma

NOW LEASING

PHASE 1

NOW  
LEASING



## Find Your Space to Thrive

- **Room to Grow:**  
Flexible spaces from 150-9,532 RSF
- **Creative Energy:**  
Iconic architecture, abundant light, and striking views
- **The Place to Be:**  
Where Tacoma's historic character meets its modern rhythm
- **Make Your Mark:**  
Energy that invites collaboration and leaves lasting impressions



For commercial leasing, contact:  
LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES  
**Harrison Laird**      **John Bauder, CCIM**  
253.238.0044      253.238.0043  
teamlairdbauder@lee-associates.com



@oldcityhalltacoma

info@oldcityhall.com





# Old City Hall Tacoma

NOW LEASING

PHASE 1

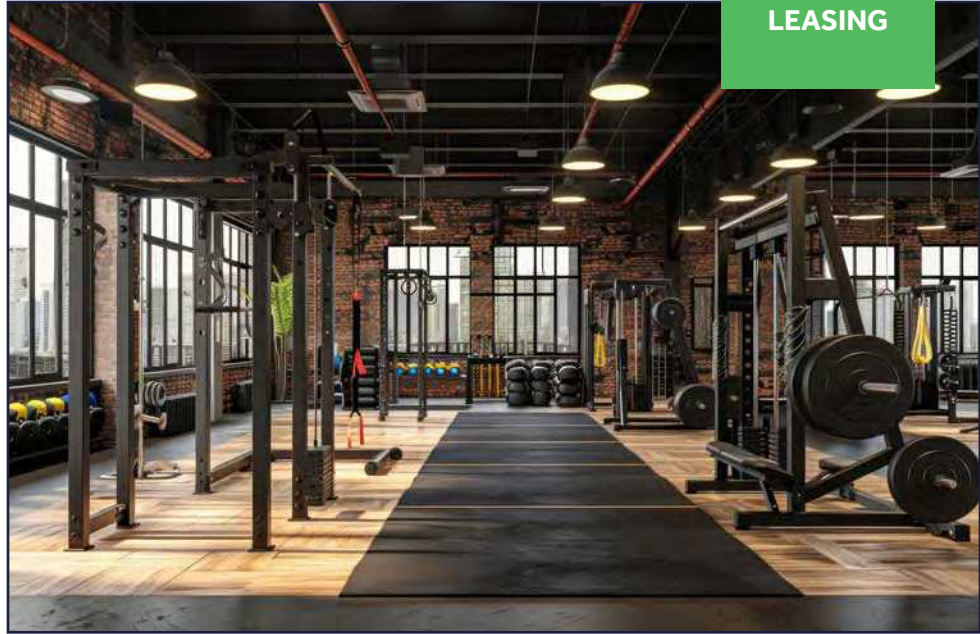
NOW  
LEASING

## Current Amenities

- Dedicated parking options
- Private storage options
- Reimbursable ORCA cards (ask for details)

## Amenities Coming in 2025

- Fitness center
- Showers/Locker rooms
- Bike lockers
- Yoga studio
- Conference Room
- Pantry



For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

John Bauder, CCIM

253.238.0044

253.238.0043

teamlairdbauder@lee-associates.com



@oldcityhalltacoma

info@oldcityhall.com



Located at the Old City Hall stop on Tacoma's Link Light Rail, Old City Hall is seamlessly connected to every major downtown market in the Pacific Northwest.



## Regional Transit is Covered at OCH

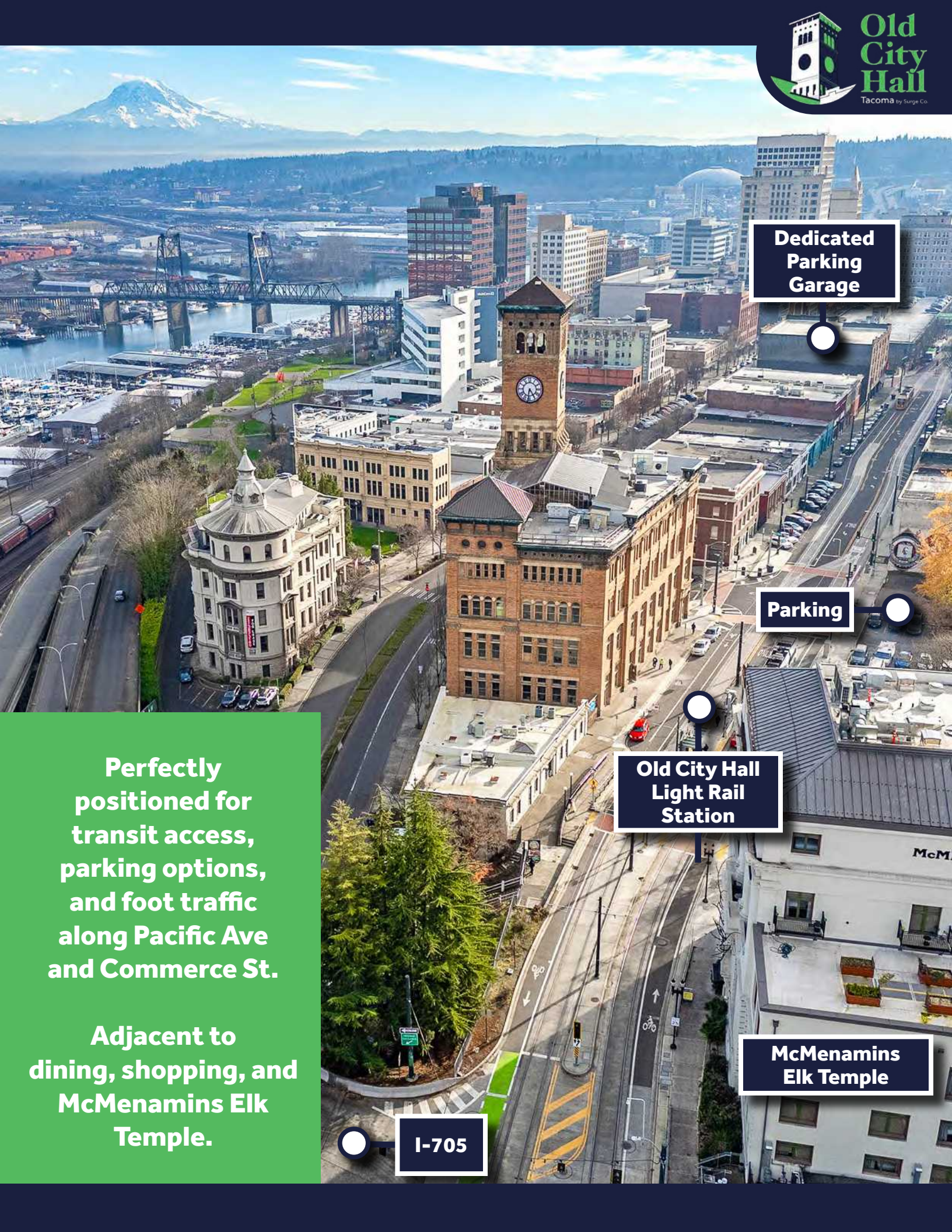
Sign a 6+month lease by September 1, 2025 and receive 100% reimbursement of ORCA Business Passport costs for your employees.

MUST MEET CERTAIN CRITERIA TO QUALIFY

2 HOUR  
TRAIN RIDE  
TO PORTLAND







**Dedicated  
Parking  
Garage**

**Parking**

**Old City Hall  
Light Rail  
Station**

**McMenamins  
Elk Temple**

**I-705**

**Perfectly  
positioned for  
transit access,  
parking options,  
and foot traffic  
along Pacific Ave  
and Commerce St.**

**Adjacent to  
dining, shopping, and  
McMenamins Elk  
Temple.**



# 2nd Floor

AVAILABILITY

PHASE 1

NOW  
LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 206	Office	1,768 RSF	Includes mezzanine level.
 Suite 213	Food Vendor	906 RSF	Plumbing available.
 Suite 219	Food Vendor	Flexible	Open to food hall area. Plumbing available. Window signage directly facing light rail stop.
 Suite 226	Restaurant	1,460 RSF	Includes commercial kitchen. Can be combined with Suite 229.
Suite 229	Retail	607 RSF	Plumbing available.
 Suite 230	Retail/Salon	586 RSF	Plumbing available.
Suite 231	Retail	1,078 RSF	LEASED - Tacoma Historical Society.

For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

253.238.0044

teamlairdbaude@lee-associates.com

John Bauder, CCIM

253.238.0043



@oldcityhalltacoma

info@oldcityhall.com



# 2nd Floor Mezzanine

AVAILABILITY

PHASE 1

NOW  
LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 204	Office	779 RSF	Includes vault room.
Suite 207	Office	499 RSF	Can be combined in multiple ways to accommodate various SF needs.
Suite 209	Office	256 RSF	
Suite 210	Office	256 RSF	
Suite 211	Office	254 RSF	
Suite 212	Office	368 RSF	
Suite 214	Office	402 RSF	Stairway entrance; 1-2 private offices.
Suite 215	Office	1,016 RSF	

For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

253.238.0044

teamlairdbaude@lee-associates.com

John Bauder, CCIM

253.238.0043



@oldcityhalltacoma

info@oldcityhall.com





# 3rd Floor



AVAILABILITY

PHASE 1

NOW  
LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 305	Office	1,437 RSF	Includes mezzanine.
Suite 310	Office	2,149 RSF	Includes 3+ private offices on mezzanine level.
 Suite 315	Office/Salon/Spa	773 RSF	Plumbing available.
 Suite 320	Office/Salon	402 RSF	Plumbing available.
Suite 338	Office	362 RSF	Can be combined for up to 3 private offices and 748 RSF.
Suite 339	Office	386 RSF	
Suite 342	Office	728 RSF	1 private office with reception.
Suite 347	Office	2,065 RSF	Includes mezzanine level.

For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

253.238.0044

teamlairdbaude@lee-associates.com

John Bauder, CCIM

253.238.0043



@oldcityhalltacoma

info@oldcityhall.com





# 3rd Floor Mezzanine

AVAILABILITY

PHASE 1

NOW  
LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 306	Office	1,242 RSF	Divisible from 127-1,242 RSF.
Suite 312	Office	480 RSF	Can be combined for up to 4 private offices and 1,185 RSF.
Suite 313	Office	227 RSF	
Suite 314	Office	218 RSF	
Suite 315	Office	260 RSF	
Suite 325	Office	340 RSF	

For commercial leasing, contact:

LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES

Harrison Laird

253.238.0044

teamlairdbaude@lee-associates.com

John Bauder, CCIM

253.238.0043



@oldcityhalltacoma

info@oldcityhall.com





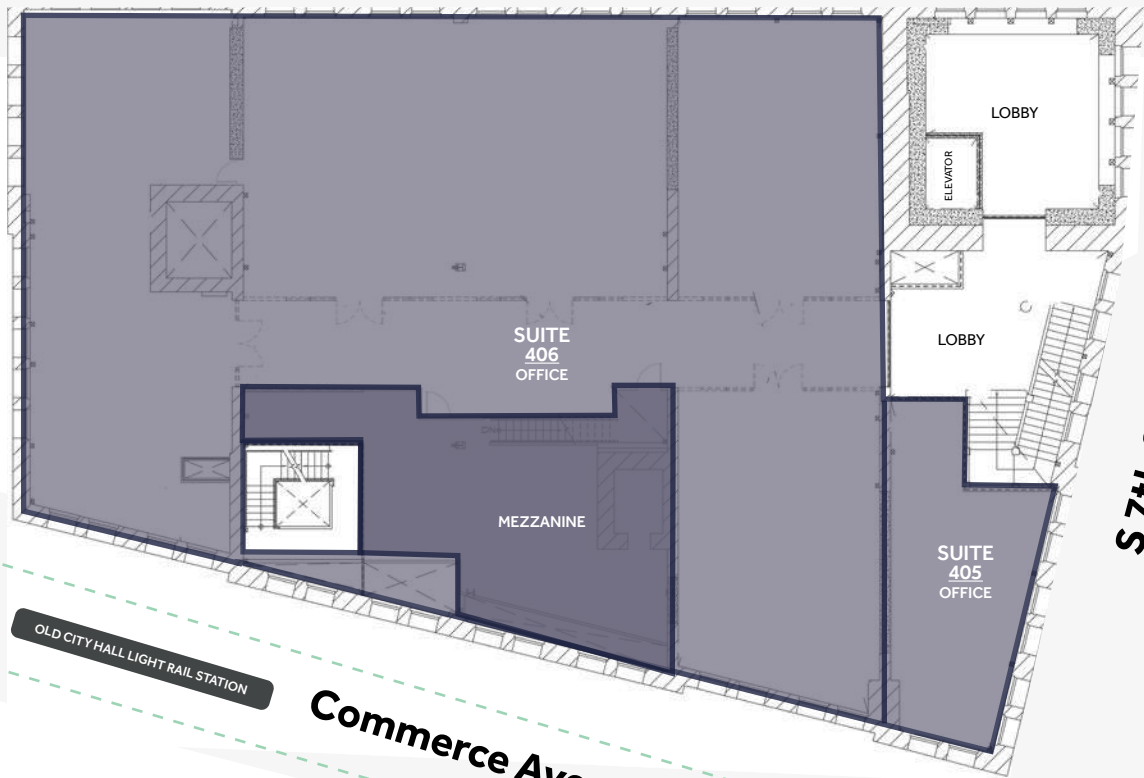
# 4th Floor

AVAILABILITY

PHASE 1

NOW LEASING

Pacific Avenue



Suite Number	Type	Size	Features
Suite 405	Office	863 RSF	Can be combined with Suite 406.
Suite 406	Office	Up to 10,460 RSF	Stunning 16' ceilings, tall windows, and unobstructed water views. Includes 1,226 RSF mezzanine space.

For commercial leasing, contact:  
LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES  
Harrison Laird                      John Bauder, CCIM  
253.238.0044                      253.238.0043  
teamlairdbauder@lee-associates.com



@oldcityhalltacoma  
info@oldcityhall.com





**For commercial leasing, contact:**

**LEE & ASSOCIATES COMMERCIAL REAL ESTATE SERVICES**

**Harrison Laird**

**John Bauder, CCIM**

**253.238.0044**

**253.238.0043**

**teamlairdbauder@lee-associates.com**



**Old City Hall Tacoma**  
by Surge Co.



[@oldcityhalltacoma](#)

[info@oldcityhall.com](mailto:info@oldcityhall.com)

